

GENERAL NOTES:
1. APN: 8222-009-901-902
2. CURRENT ADDRESS: 15405 LA SUBIDA DRIVE, HACIENDA HEIGHTS, CA 91745
3. EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
4. PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
5. VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
6. NO. OF EXISTING LOTS: 3
7. COMMUNITY PLAN: HACIENDA HEIGHTS COMMUNITY PLAN (THC)
8. EXISTING AND PROPOSED GENERAL PLAN TH COMMUNITY: H5-RESIDENTIAL (0-5 DU/S/ ACRE), NO CHANGE
9. EXISTING LA COUNTY ZONE: R-A-10000 RESIDENTIAL
a. PROPOSED DENSITY: 4.0 DU/S/ ACRE
10. NO. OF PROPOSED LOTS AND RESIDENTIAL DWELLINGS: 1
11. NUMBER OF PROPOSED DWELLINGS: 52
12. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
13. NO OAK TREES ON SITE, NO SENSITIVE SPECIES.
14. LOT LINE ADJUSTMENTS IF NECESSARY MAY OCCUR PRIOR TO FINAL ENGINEERING. MAY REQUIRE AN AMENDMENT/REVISED MAP.
15. EXISTING BUILDINGS 33,453 SQ.FT. TO BE REMOVED.
16. DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE. REFER TO UTILITY EXHIBIT.
17. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
18. RESERVE RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS/EGRESS, SEWER, WATER, UTILITIES, RIGHT TO GRADE, AND MAINTENANCE PURPOSES, IN DOCUMENTS OVER THE COMMON PRIVATE DRIVEWAYS TO THE SATISFACTION OF PUBLIC WORKS.
19. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE CONFIRMED DURING IMPROVEMENT STAGE.
20. SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
21. WATER SYSTEM SHALL BE DESIGNED AND HYDRAULIC ANALYSIS / WATER STUDY, BY SAN GABRIEL VALLEY WATER COMPANY IN COORDINATION WITH LENNAR HOMES AND LOS ANGELES COUNTY PUBLIC WORKS WATER DIVISION.
22. LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
23. REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN FOR GUIDANCE ON WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
24. PRIVATE WATER QUALITY DEVICES ALONG REGALADO STREET, LA SUBIDA DRIVE, AND PROPOSED PRIVATE DRIVEWAY "A" ARE IN PROJECT SITE. HOA MAINTAINED.
25. CROSS LOT DRAINAGE PERMITTED IN FRONT YARDS IN UNDERGROUND PIPE OR CURB CUT OUTLET FROM RESIDENTIAL LOTS IF NECESSARY FOR BMP OR YD NEEDS. CROSS LOT DRAINAGE PERMITTED IN SLOPED AREAS OF REAR YARDS MAINTAINED BY HOA. ACCESS TO SLOPES PROVIDED THROUGH CO'S.
26. POST BOX (MAILBOX) RECEPTABLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
27. HOA CO'S REGULATE AND DESIGNATE MAINTENANCE AREAS FOR DRAINAGE DEVICES AND FIXTURES.
28. NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND "B".
29. RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DE.
30. REFER TO LANDSCAPE PLAN FOR WALL AND FENCE PLAN.
31. THIS SUBDIVISION (TRACT) IS A CONDOMINIUM PROJECT FOR 52 DWELLINGS WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD UNDIVIDED INTEREST IN COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.
32. PRIVATE DRIVES AND COURTS ARE HOA MAINTAINED.
33. COMMUNITY OPEN SPACE MAINTAINED BY HOA.

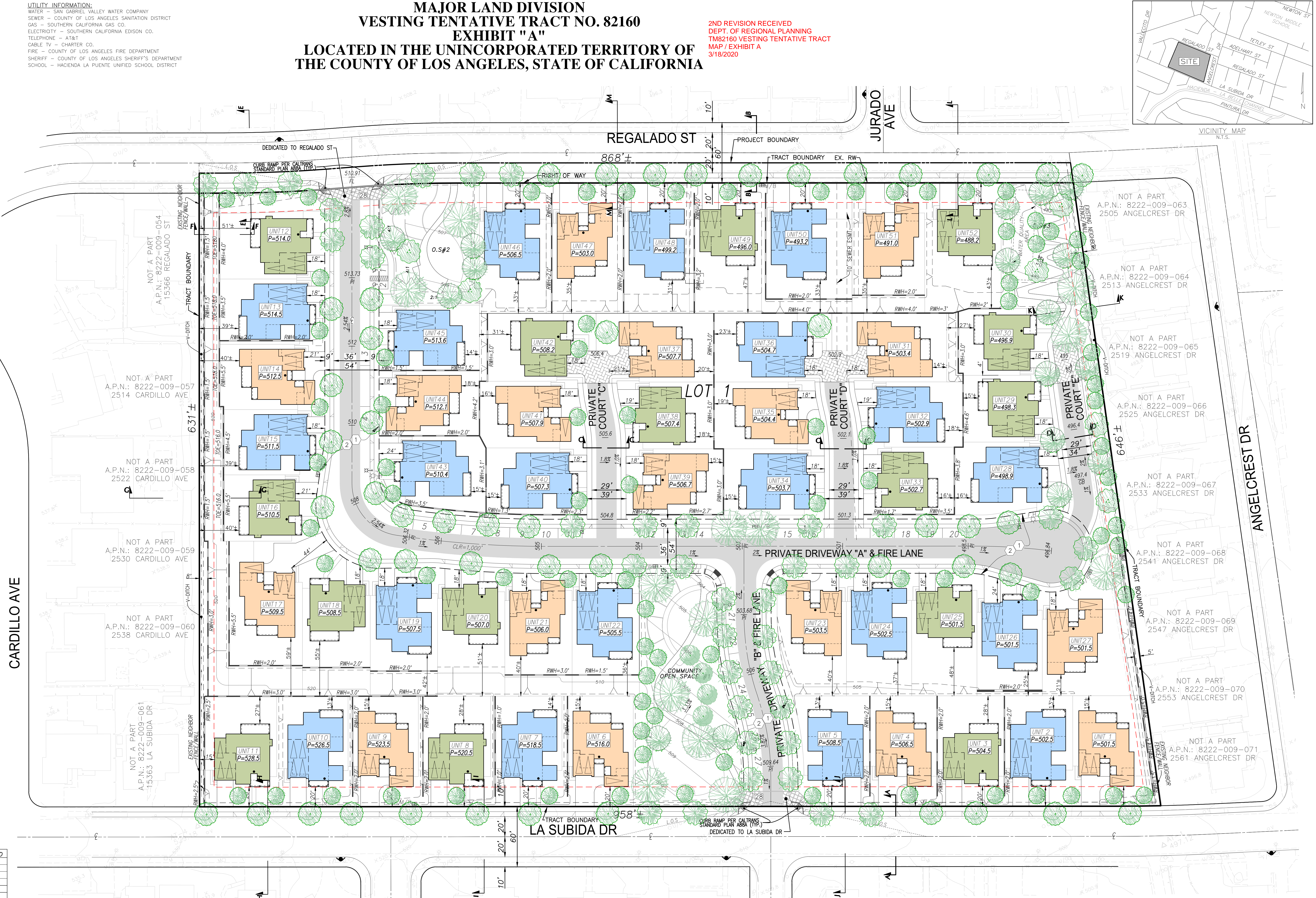
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BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF REGALADO STREET BEING N67°05'39"W AS SHOWN ON TRACT MAP NO. 27610 FILED IN BOOK 703, PAGES 80-81 (INCLUSIVE) OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.
ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 21, 2016
BENCHMARK STATEMENT:
LOS ANGELES COUNTY BENCH MARK NUMBER FG4812 DESCRIBED AS: 1.4" IN W. CB N. END CB 5 FT 5/0" BOX 1" SW COR LA SUBIDA DR & HACIENDA BL." ELEVATION = 469.339 (NAV88)
FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1851F OF PANEL 1851 OF 2350, EFFECTIVE SEPTEMBER 26, 2008
PROPOSED EARTHWORK
CUT: 21,700 CYS
FILL: 46,410 CYS
1" REMEDIAL (1" IN STREETS) 78,020 CYS
2.5% LOSS ON ALL EXCAVATION 2,400 CYS
1" SUBSIDENCE 2,070 CYS
2.5% LOSS ON 6" OF SCARIFICATION 260 CYS
ESTIMATED TOTALS 99,720 CYS
129,250 CYS
SHORT 29,530 CYS
NOTE: SPOIL DIRT ESTIMATED TO BE 5,200 CYS
SETBACK INFORMATION: LOT 1
FRONT - 20' ON REGALADO STREET AND LA SUBIDA DRIVE
REAR - 15' EAST AND WEST TRACT BOUNDARY LINE
RESIDENTIAL PLAN INFORMATION EXHIBIT A - SITE PLAN
DWELLING AREA SQ. FT. PLAN 1 3,893 PLAN 2-NEXTGEN 4,195 PLAN 3 4,630
BEDROOM 5 5 5
BATHROOM 4 4.5 4.5
GARAGE PARKING (NOT INCLUDED 3 3 4
2 ADDITIONAL SPACES IN DRIVEWAY)
TOTAL 15 17 20
TOTAL 52 HOMES (4.1 DU/AC)
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EXISTING STREET FRONTAGE LINEAR FEET
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CONC CONCRETE
MH MANHOLE
MWS MODULAR WETLAND SYSTEM
RWH RETAINING WALL HEIGHT
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BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF REGALADO STREET BEING N67°05'39"W AS SHOWN ON TRACT MAP NO. 27610 FILED IN BOOK 703, PAGES 80-81 (INCLUSIVE) OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.
ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 21, 2016
BENCHMARK STATEMENT:
LOS ANGELES COUNTY BENCH MARK NUMBER FG4812 DESCRIBED AS: 1.4" IN W. CB N. END CB 5 FT 5/0" BOX 1" SW COR LA SUBIDA DR & HACIENDA BL." ELEVATION = 469.339 (NAV88)
FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1851F OF PANEL 1851 OF 2350, EFFECTIVE SEPTEMBER 26, 2008
PROPOSED EARTHWORK
CUT: 21,700 CYS
FILL: 46,410 CYS
1" REMEDIAL (1" IN STREETS) 78,020 CYS
2.5% LOSS ON ALL EXCAVATION 2,400 CYS
1" SUBSIDENCE 2,070 CYS
2.5% LOSS ON 6" OF SCARIFICATION 260 CYS
ESTIMATED TOTALS 99,720 CYS
129,250 CYS
SHORT 29,530 CYS
NOTE: SPOIL DIRT ESTIMATED TO BE 5,200 CYS
SETBACK INFORMATION: LOT 1
FRONT - 20' ON REGALADO STREET AND LA SUBIDA DRIVE
REAR - 15' EAST AND WEST TRACT BOUNDARY LINE
RESIDENTIAL PLAN INFORMATION EXHIBIT A - SITE PLAN
DWELLING AREA SQ. FT. PLAN 1 3,893 PLAN 2-NEXTGEN 4,195 PLAN 3 4,630
BEDROOM 5 5 5
BATHROOM 4 4.5 4.5
GARAGE PARKING (NOT INCLUDED 3 3 4
2 ADDITIONAL SPACES IN DRIVEWAY)
TOTAL 15 17 20
TOTAL 52 HOMES (4.1 DU/AC)
STREET TREE REQUIREMENTS
EXISTING STREET FRONTAGE LINEAR FEET
REGALADO STREET 870 LI FT
LA SUBIDA DRIVE 958 LI FT
PROPOSED STREET FRONTAGE LINEAR FEET TREES REQUIRED
REGALADO STREET 783 LI FT 32 TREES
LA SUBIDA DRIVE 979 LI FT 40 TREES
PRIVATE DRIVEWAY "A" 2,055 LI FT 83 TREES
PRIVATE DRIVEWAY "B" 408 LI FT 17 TREES
TOTAL 4,225 LI FT 172 TREES
TOTAL PROVIDED TREES - 172 TREES
ILLUSTRATION SHOWS APPROXIMATE LOCATION
LEGEND/SYMBOLS
ASPH ASPHALT PAVING
CB CATCH BASIN
CONC CONCRETE
MH MANHOLE
MWS MODULAR WETLAND SYSTEM
RWH RETAINING WALL HEIGHT
R/W RIGHT-OF-WAY
TOP TOP OF SLOPE
TOE TOE OF SLOPE
LO.S LINE OF SIGHT
TOP OF SLOPE
TOE OF SLOPE
PROJECT BOUNDARY
TRACT BOUNDARY
PROPOSED RIGHT OF WAY
PROPOSED CENTERLINE
PROPOSED EASEMENT
RETAINING WALL
SETBACK LINE
UNIT NUMBER
PAD ELEVATION
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED STREET LIGHT
FIRE LANE
END OF FIRE LANE
COMMON SPACE
DEDICATED TO PUBLIC STREET
PROPOSED MAIL BOX 6-8 CLUSTER
EXISTING STREET LIGHT
SIGN
POWER POLE
METER
CB EXISTING CATCH BASIN
V VALVE
MH MANHOLE
EXISTING FENCE
TREE LINE
EXISTING BUILDINGS OR STRUCTURES TO BE REMOVED

